

Wroxham Close, Shelton Lock, DERBY, DE24 9DW



welcome to

Wroxham Close, Shelton Lock DERBY

Exceptionally well-presented detached bungalow in Shelton Lock with a modern interior and great proportions, enclosed rear garden, driveway parking and detached garage.



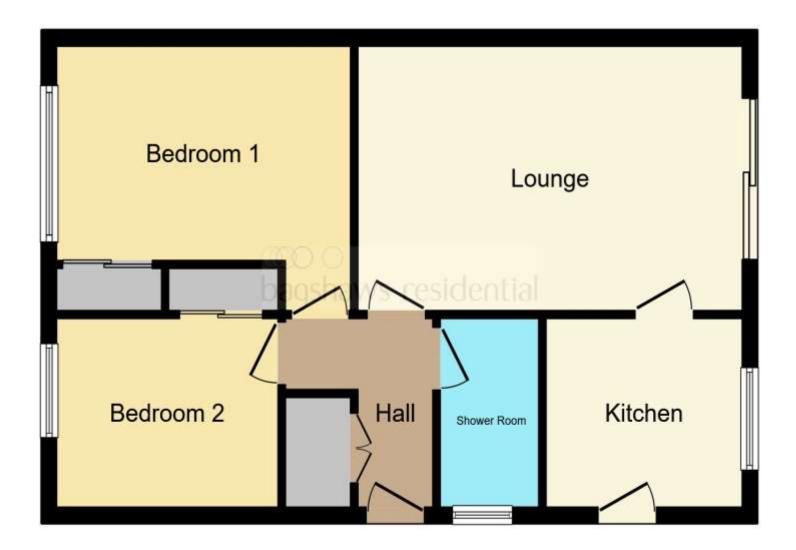












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hallway

Living/ Dining Room

17' 1" Widest x 10' 11" Widest (5.21m Widest x 3.33m Widest)

Kitchen

8' 10" Widest x 7' 10" Widest (2.69m Widest x 2.39m Widest)

Shower Room

Bedroom One

12' 11" Widest x 8' 8" Widest (3.94m Widest x 2.64m Widest)

Bedroom Two

9' 7" Widest x 7' 9" Widest (2.92m Widest x 2.36m Widest)

Garage

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Wroxham Close, Shelton Lock DERBY

- Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen & Shower Room
- Council Tax Band C
- Located close to Rolls Royce & Transport Links into the City Centre

Tenure: Freehold EPC Rating: C

offers over

£235,000

Bagshaws Residential are proud to present this immaculate detached two bedroom bungalow to the market. Offered in turnkey condition, this bungalow is not only ready to occupy, but boasts a quiet cul-de-sac location, spacious rooms, low-maintenance garden and garage for additional parking or storage. Wroxham Close, within the sought-after Shelton Lock neighbourhood, is close to Rolls Royce as well as transport links into Derby City Centre & the major road infrustrature around the city including the A50, A6 and A52.

The property briefly comprises; entrance hallway with coat cupboard off, lounge/diner tucked away to the rear with sliding patio doors to the garden and doorway into the fitted kitchen with a generous amount of storage, a modern, fully tiled shower room and two ample sized double bedrooms.

To the front of the property is a front garden and a driveway providing off road parking and leading to a side gate and detached rear garage beyond. To the rear of the property is a garden mainly laid to lawn but with a patio seating area and planted beds.







Shelton Infant School
Shelton Junior School
Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY118733



Property Ref: DBY118733 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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